

Miscellaneous Record, No. 18, Madison County

George W. Armstrong) Filed for record the 30th day of Nov. A.D. 1914 at 9:26 o'clock A.M.
to
The Public) Afft. Fee \$.70 ADDED
D. F. 11 Jeannette E. Beck. Recorder

#650

State of Iowa, Polk County, ss I, George W. Armstrong a resident of said County and State, being first duly sworn on my oath depose and say that I was formerly a resident of the City of St. Charles in Madison County, Iowa, from about the year 1870 to about the year 1900, and that I am a cousin of John C. Armstrong who with his wife, Carlisia Armstrong, executed a deed to Thomas Roberts, dated October 13th, 1874, and entered of record on page 130 of Deed Record 2 of the records of Madison County, Iowa, in which deed the description of the real estate conveyed thereby is given as "Lots one and one-half (1 $\frac{1}{2}$) and lot two (2) in half block Eleven (11) and lot four (4) in block Twelve (12) in Young's Addition to the town of St. Charles, Madison County, Iowa". That I was well and personally acquainted with the grantors and the grantee in the above mentioned conveyance at the time of the making of the same and for many years prior thereto, and for many years thereafter. That the said John C. Armstrong acquired title to the property as described above, from the heirs at law of Jesse C. Young by deed dated October 28th, 1873, and recorded on page 131 of Deed Record 2 and re-recorded on page 318 of Deed Record 2 of the records of Madison County, Iowa.

That I am a carpenter by trade, and that the said John C. Armstrong was also a carpenter and that he and this affiant were partners in that trade in the town of St. Charles, Iowa, at the time of the above mentioned conveyances, and prior thereto, and for several years thereafter. That the said John C. Armstrong upon acquiring title to the property as described in the above mentioned conveyances erected a dwelling house thereon, and that this affiant assisted as a carpenter in the erection of such dwelling house, and was at that time familiar with the size of the lots and the boundaries of the property owned by the said John C. Armstrong, and afterwards conveyed to Thomas Roberts. That at the dates of the above mentioned conveyances it was the common understanding that Half Block 11 of the additional lots to St. Charles, Iowa, now commonly known as Hartman & Young's Addition, was wider East and West than the width of two regular lots in said addition, and the North Half of the said Half Block 11 was at that time believed to contain two and a half lots. These statements are made in explanation of the language of the description in the above mentioned deeds reciting "Lots one and one-half (1 $\frac{1}{2}$) and Lot two (2) in Half Block (11) Eleven"

That I well and personally knew that the said John C. Armstrong acquired from the heirs of Jesse C. Young, deceased, by the conveyance above referred to all of the North Half of Block 11 of the additional lots to St. Charles, Iowa, now commonly known as Hartman & Young's Addition, and I further well and personally know that the said John C. Armstrong and wife, by their conveyance above referred to, also conveyed to Thomas Roberts all of the North Half of said Block 11, and that it was the intention in both of said deeds to so describe said real estate as to convey all of the North Half of said Block 11. That the said Thomas Roberts took possession of the North Half of Block 11 or Lots 1 & 2 thereof, and Lot 4 in Block 12 of the additional lots to St. Charles, Iowa, now commonly known as Hartman & Young's Addition at the date of the conveyance to him from the said John C. Armstrong and wife above mentioned, and that he has since that date had and held open, undisputed and adverse possession of said real estate.

That I have no interest of any kind or character in the real estate above referred to.

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and make these statements from my personal knowledge, and for the purpose of explaining irregularities in the title to said real estate.

George W. Armstrong.

Subscribed and sworn to before me by the said George W. Armstrong this 27 day of

Nov, A. D. 1914.

NOTARIAL
SEAL

J. V. Arney,
Deputy Clerk, Supreme Court of Iowa, Des Moines, Iowa.